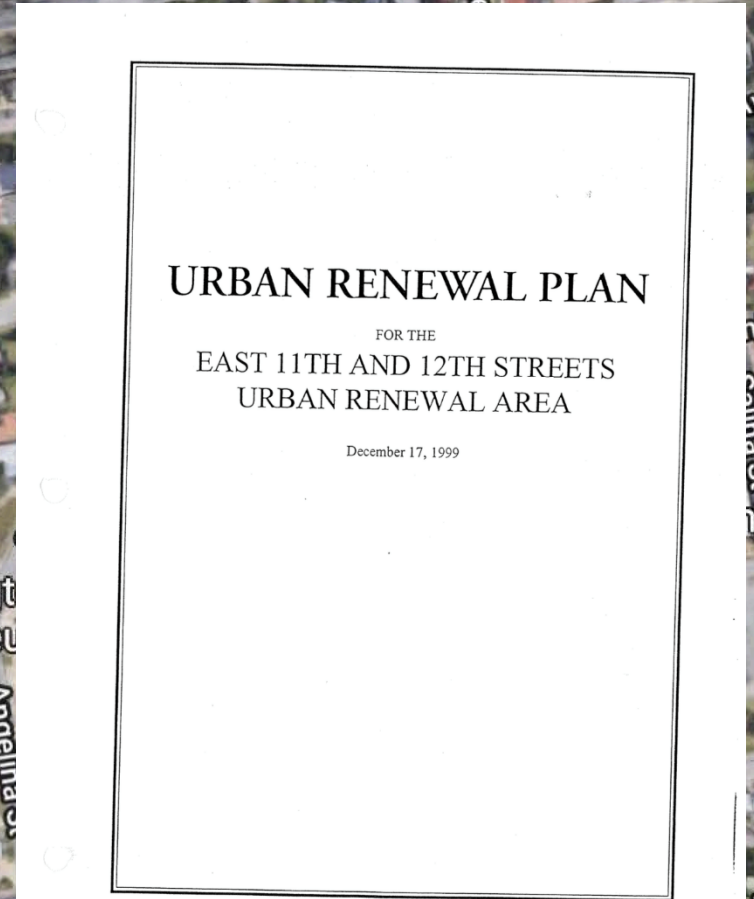
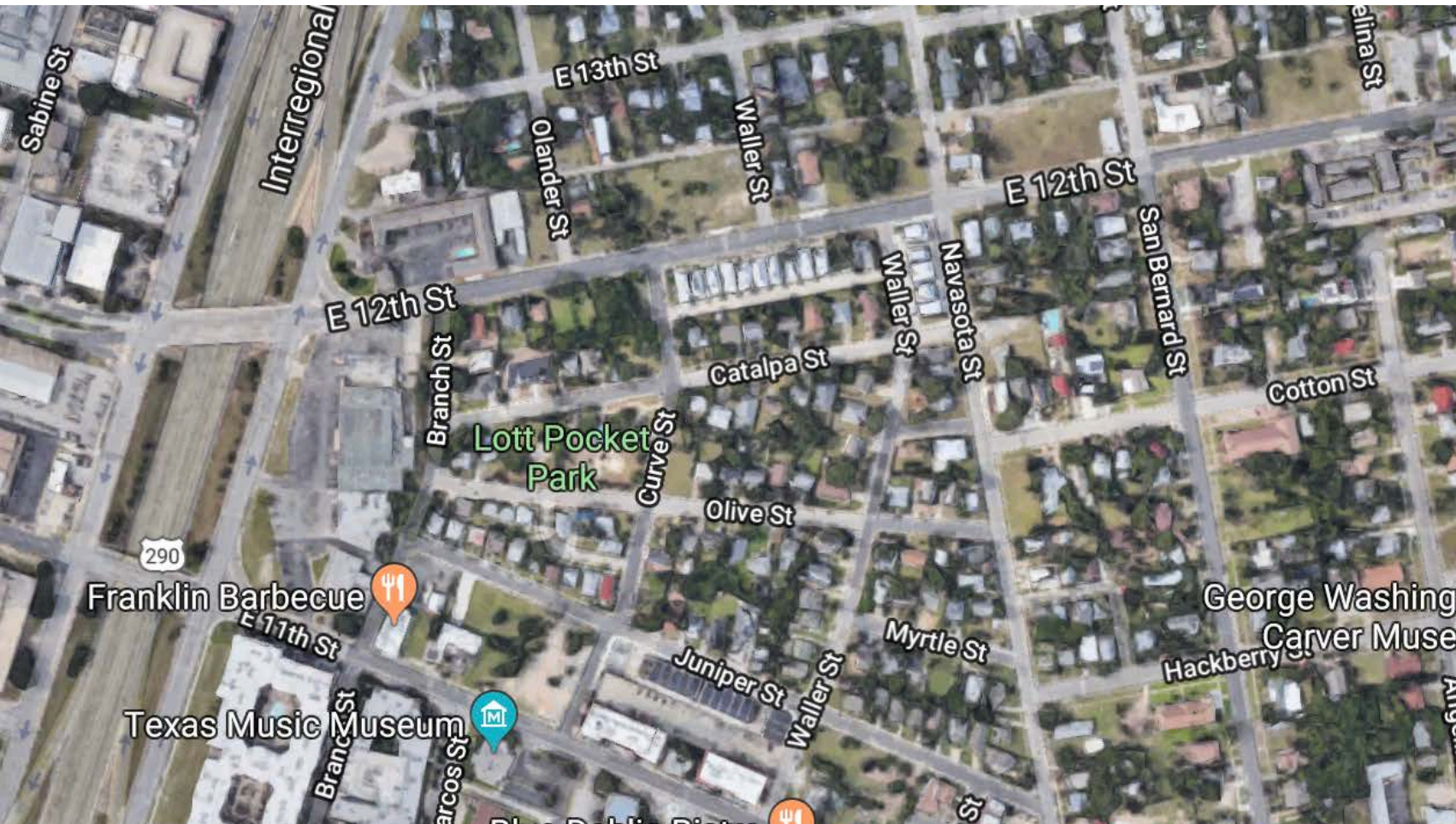


East 11th Street Neighborhood Conservation Combining District (NCCD) & Urban Renewal Plan (URP) Proposed Modifications



**Urban Renewal Board Meeting
April 15, 2019**

WHY MODIFY THE 11th St NCCD & THE URP?



“The NCCD and the URP are inconsistent, and this creates confusion for landowners, developers and City review staff, as well as creating procedural hurdles to gain approval for a project that may conform to one regulatory document but not the other.”

(Excerpt from *E 11th & 12th St Redevelopment Strategy*, 2012)

DEC 13, 2018 CITY COUNCIL ACTION / ORDINANCE:

Adopts 11th URP Modification which extends URP for 10 more years to carry out the plan per the Austin Strategic Direction 2023.



“...PART 4. During this ten year extension, the City Council directs the City Manager to **work with the Urban Renewal Agency and other key community partners to carry out the strategies described in the Economic Opportunity and Affordability section of the City's strategic plan.** The City Council encourages the City Manager to include the Office of Performance Management, Neighborhood Housing and Community Development Department, Planning and Zoning Department, Economic Development Department, and the Office of Real Estate Services in carrying out these strategies....”

POTENTIAL MODIFICATIONS:

E 11th St Neighborhood Conservation Combining District (NCCD)

- Reorganize the existing, ~200-page NCCD document, so that it is simpler and clearer for all to understand and use, and so that its form parallels that of the East 12th St NCCD zoning ordinance.

- Remove the outdated sections of the NCCD, such as “Transportation”, “Infrastructure”, etc., as well as sections that are not relevant to a zoning ordinance.

- Make minor adjustments in the Conditional and Prohibited Use lists to align these with best planning practices and the Council’s Strategic Plan.

- Resolve and remove contradictory and/or duplicative regulations to the current Land Development Code.

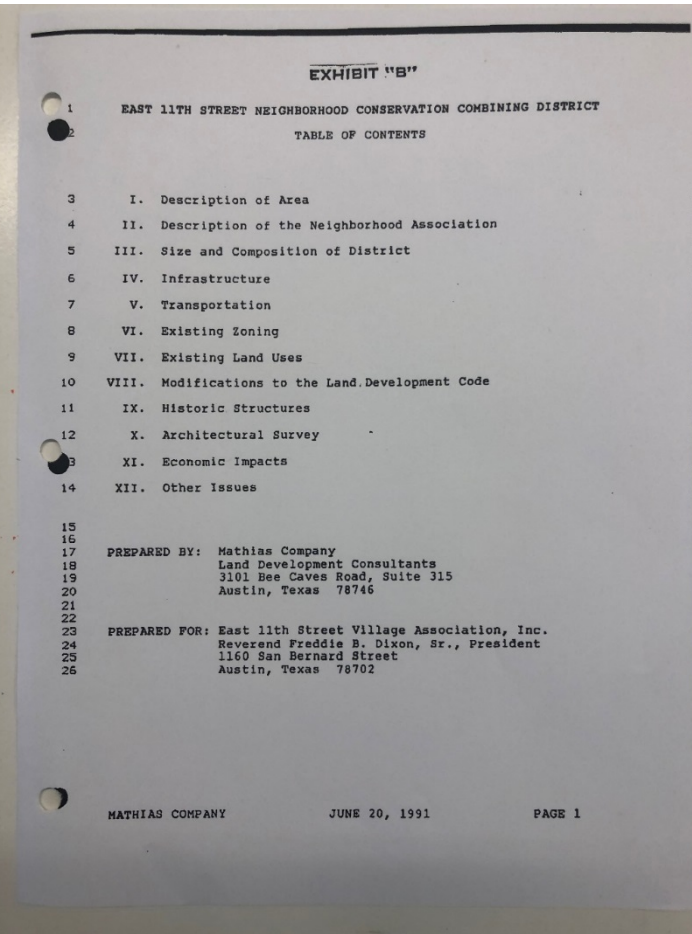


EXHIBIT "B"

EAST 11TH STREET NEIGHBORHOOD CONSERVATION COMBINING DISTRICT

TABLE OF CONTENTS

1	I. Description of Area
2	II. Description of the Neighborhood Association
3	III. Size and Composition of District
4	IV. Infrastructure
5	V. Transportation
6	VI. Existing Zoning
7	VII. Existing Land Uses
8	VIII. Modifications to the Land Development Code
9	IX. Historic Structures
10	X. Architectural Survey
11	XI. Economic Impacts
12	XII. Other Issues

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PREPARED FOR: East 11th Street Village Association, Inc.
Reverend Freddie B. Dixon, Sr., President
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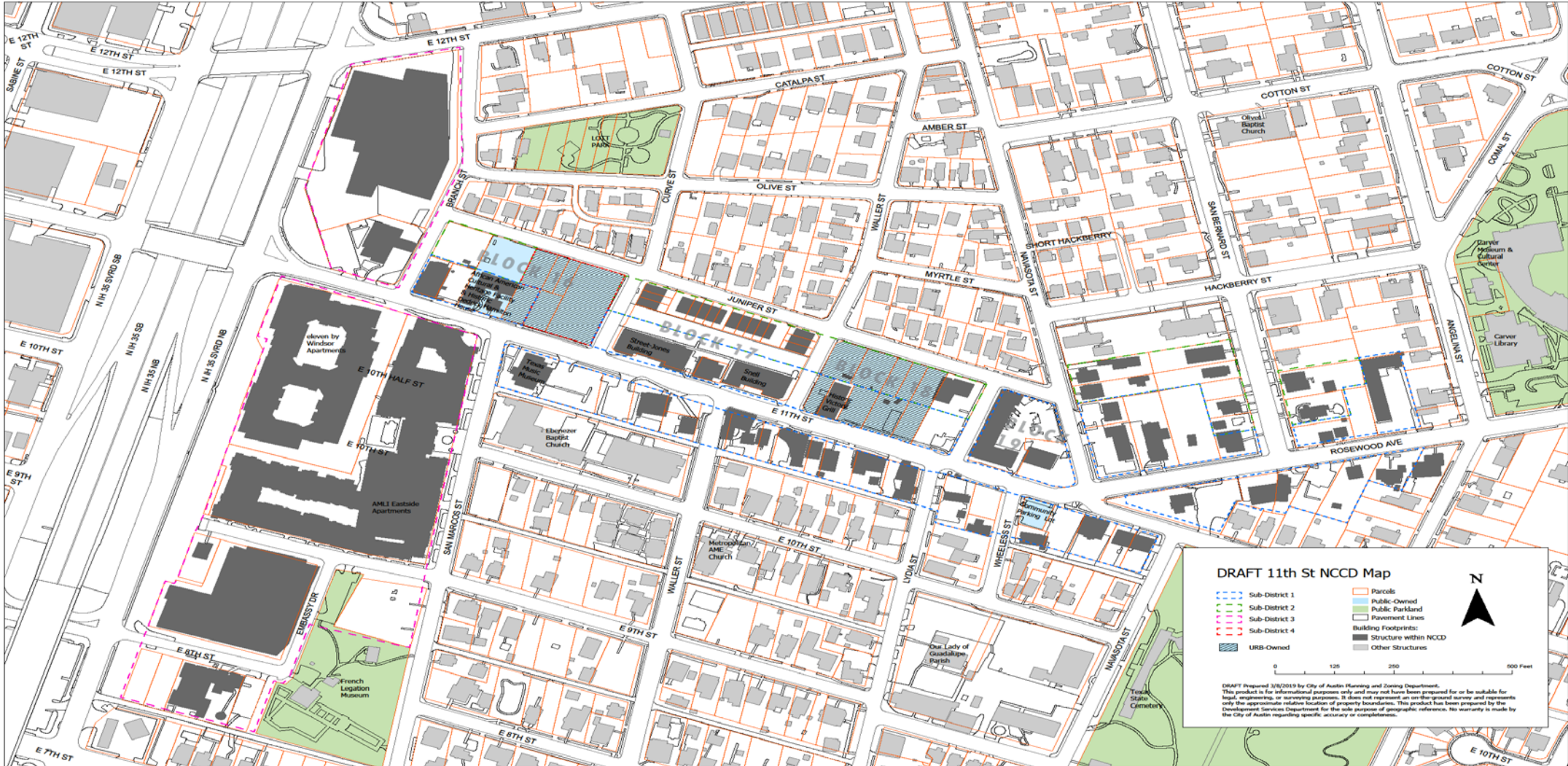
MATHIAS COMPANY JUNE 20, 1991 PAGE 1

E 11th St Neighborhood Conservation Combining District (NCCD)

EXISTING CONDITIONS

- Existing Conditions Survey
- Approved Modifications
- Permitted / Conditional Uses
- Development Standards

E 11th St Neighborhood Conservation Combining District (NCCD) EXISTING CONDITIONS



SIDE-BY-SIDE COMPARISON OF EXISTING AND PROPOSED DEVELOPMENT STANDARDS:

E 11th St Neighborhood Conservation Combining District (NCCD)

	SUBDISTRICT 1		SUBDISTRICT 2		SUBDISTRICT 3		SUBDISTRICT 4	
LOT SIZE AND HEIGHT	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
MINIMUM LOT SIZE (square feet)	None		None		5,750 square feet		None	
MINIMUM LOT WIDTH	25 feet		25 feet		50 feet		25 feet	
MAXIMUM HEIGHT	60 feet		40 feet		Tract 1: 200 feet		40 feet along Juniper St and 60 feet along E 11th St	
					Tract 2: 160 feet			
					Tract 3: 80 feet			
					Tract 4: 60 feet			
					Tract 5: 50 feet			
					Tract 6: 40 feet			
					Tract 7: 70 feet			
					Tract 8: 40 feet			
					Tract 8A: 40 feet			
					*Tract 9: 40 feet			
					**Tract 10-12 (Varies: see height map.)			
MINIMUM SETBACKS								
FRONT YARD	None		15 feet		None		None along E 11th and 15 feet along Juniper	
STREET SIDE YARD	None		10 feet		None		10'	
INTERIOR SIDE YARD	None		5 feet		None		5'	
REAR YARD	None		5 feet		None		5'	

POTENTIAL MODIFICATIONS:

E 11th St Neighborhood Conservation Combining District (NCCD)

	SUBDISTRICT 1		SUBDISTRICT 2		SUBDISTRICT 3		SUBDISTRICT 4	
Building Coverage and Impervious Cover	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
MAXIMUM IMPERVIOUS COVER-NEW CONSTRUCTION	95%				100% for Tracts 1, 2, 8A, 10, 11, and 12		90%	
					95% for Tracts 3 - 9			
MAXIMUM IMPERVIOUS COVER-EXISTING STRUCTURES	100%		80% (doesn't specify new or existing)		100% for Tracts 1, 2, 8A, 10, 11, and 12		100%	
					95% for Tracts 3- 9			
MAXIMUM BUILDING COVERAGE-NEW CONSTRUCTION	95%				100% for Tracts 1, 2, 8A, 10, 11, and 12		80%	
					95% for Tracts 3 - 9			
MAXIMUM BUILDING COVERAGE-EXISTING STRUCTURES			60% (doesn't specify new or existing)		100% for Tracts 1, 2, 10, and 11		***100%	
	***100%				95% for Tracts 3 - 9			
MAXIMUM FLOOR AREA RATIO (FAR)	2.0 (1/2 Acre or less)	NONE	1.0 (1/2 Acre or less)	NONE	3.6 for Tracts 1 - 7	NONE	1.6 - 1.0	NONE
	1.5 (1/2 Acre to 1 Acre)		.75 (over 1/2 Acre)		2.0 for Tracts 8 and 9			
	1.0 (1 Acre or more)				3.75 for Tracts 8A, 10, and 12			

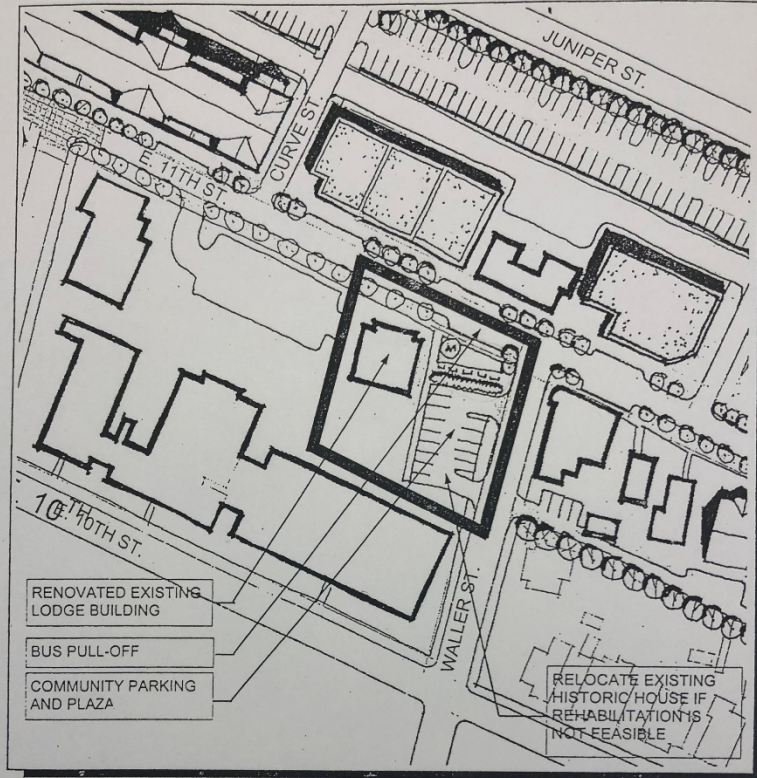
NOTES:

* This Tract reflects the rezoning in Ordinance #20080508-084. For purposes of this document, it is labeled Tract 10 of Subdistrict 3.

** This Tract reflects the rezoning in Ordinance #20080508-085. For purposes of this document, it is labeled Tract 11 of Subdistrict 3.

*** Existing structures, remodeling and new construction or additions which are less than the square footage of the existing structures. New structures that do not replace existing structures and which are not built to the front property line are required to provide a five (5) foot easement for public access along the front property line.

POTENTIAL MODIFICATIONS: Urban Renewal Plan (URP)



PROJECT NUMBER/NAME: 11-3/LODGE REVITALIZATION
 Project Location: South side of 11th St. at Waller St.
 Reuse Objective: Provide Civic & Community Uses on 11th St.
 Project Controls:
 Site Area: 0.4 Acres
 Permitted Use: Mixed use
 Allowable Height: 35 foot maximum
 New Commercial Space: 0
 Commercial Space to be Preserved: up to 10,000 square feet rehabilitated (lodge & civic uses with adjacent plaza)
 Potential New Housing Units: 0
 Existing Housing to be Preserved: Historic Balletti House may be relocated off-site if rehabilitation is unfeasible
 Community Parking Spaces: 14-16 (6-8 spaces if historic Balletti House is rehabilitated rather than relocated off-site)
 Residential Parking Spaces: 0
 Potential Demolitions: 0 (historic Balletti House to be relocated off-site if rehabilitation is unfeasible)

- **“Clean-up” and streamline the URP, so that the ordinance is easier to reference, contains all 11th Street Plan Modifications.**
- Remove the overly-specific Project Controls from the tear sheets, i.e. New Commercial Space, Commercial Space to be preserved, Potential New Housing Units, Community Parking Spaces, Residential Parking Spaces. This will align the E 11th St URP with East 12th St
- This will resolve and remove contradictory and/or duplicative regulations to the current Land Development Code.
- Make minor adjustments to the Conditional and Prohibited Use lists to align these with best planning practices and those of the Council’s Strategic Plan.

Figure 4-7: Lodge Revitalization

Next Steps

- **Urban Renewal Board / Stakeholders provide feedback on recommended modifications to URP**
- **Staff completes draft recommended modifications to East 11th Street NCCD**
- **Staff presents draft recommended modifications to URP and East 11th Street NCCD**
- **Urban Renewal Board / Stakeholders provide feedback on recommended modifications to URP and East 11th Street NCCD**

REFERENCES

East 11th and 12th Street Urban Renewal Plan:

<http://www.austintexas.gov/department/urban-renewal-plan>

City of Austin's Neighborhood Combining Districts (NCCD) Chart:

https://www.austintexas.gov/sites/default/files/files/Planning/nccd_ordinance_chart.pdf

East 11th Street Neighborhood Conservation Combining District (NCCD):

<http://www.cityofaustin.org/edims/document.cfm?id=24060>

East 12th Street Neighborhood Conservation Combining District (NCCD):

<http://www.cityofaustin.org/edims/document.cfm?id=114644>

East 11th and 12th Street Development Strategy

<http://www.austintexas.gov/department/east-11th-12th-streets>

Information

Questions:

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